

Appendix

Community Plan

**Covering the parishes of Arlesey,
Astwick, Fairfield, Stotfold**

Community Area 10

This Community Says...



Appendix -Feedback Form

Local character

What we have we love. Our history, countryside and communities. We need to build, with care to enhance what we have.

NO ISSUES

Please select **one** type of Local Character from the list below that you would most like to see protected or improvements made within your local area:

- A. Built Heritage (e.g. ancient monuments, old buildings, memorials)
- B. Landscape Heritage (e.g. historic parks, protected landscapes)
- C. Open space natural (e.g. countryside, nature reserves, viewpoints)
- D. Open space man-made (e.g. parks, common land, village green)
- E. No improvements

With your chosen type of Local Character, please pin-point **one** specific place on the map table using your **red** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

Transport

How do we get around? With more of us on our cycleways, roads, rail. How do we improve & maintain our transport links?

NO ISSUES

Please select **one** mode of travel from the list below that you would most like to see improvements made within your local area:

- A. Vehicular
- B. Bus
- C. Train
- D. Cycle
- E. On foot

With your chosen type of Transport from above, please pin-point **one** specific place on the map table using your **pink** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

Jobs and Business

Where will everyone work? Supporting local businesses to grow & attracting new business. We need to create jobs for all.

NO ISSUES

Please select **one** type of Business from the list below that you would most like to see investment in to improve business or jobs in your local area:

- A. Industrial parks
- B. Business parks
- C. High street development
- D. Local retail units
- E. Small-start-up office centres (innovation hubs)

With your chosen type of Business from above, please pin-point **one** specific place on the map table using your **lime sticker** where you think there is an opportunity. Please expand below on what you would like to see at this location:

Environment

**Our environment is important. It influences how & what we create.
We need quality development.**

NO ISSUES

Please select **one** of the Environment types from the list below that you consider the most valuable attribute to look after for the future within your local area:

- A. Renewable energy
- B. Pollution (Air)
- C. Pollution (Noise)
- D. Open Space - wildlife habitats
- E. Flood risk

With your chosen type of environmental issue from above, please pin-point **one** specific place on the map table using your **green** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

Homes

Homes for every stage of life. A house is not a home until it's lived in. We all need a home we're proud of.

NO ISSUES

Please select **one** of the types of Homes from the list below that you consider are needed within your local area:

- A. Older generation (downsizing/sheltered)
- B. Single living (lifestyle/separation)
- C. New starter homes
- D. Family homes
- E. Affordable homes

With your chosen type of Home from above, please pin-point **one** specific place on the map table using your **purple sticker** where you think there is an opportunity. Please expand below on what you would like to see at this location:

Growth & Infrastructure

**Where to place homes & services. Supporting market towns, villages & new settlements.
We need to plan places to grow communities.**

NO ISSUES

Please select **one** Infrastructure facility from the list below that you consider is most needed in your local area:

- A. Healthcare
- B. Schools
- C. Retail
- D. Community Centres
- E. Leisure facility (leisure centre, play areas etc.)
- F. Utilities improvements (telecoms/electricity/gas/foul treatment)

With your chosen type of Infrastructure from above, please pin-point **one** specific place on the map table using your **orange sticker** where you think there is an opportunity. Please expand below on what you would like to see at this location:

Appendix - Feedback Form Summary

The following data for Community Area 10 was collected at the event held on Thursday 9th February 2017 at Oak Hall, Greenacre Centre from 2:30pm until 7:30pm using questions from the feedback form illustrated on the previous page.

Feedback Form Summary						
Response	What would you most like to see protected or improvements made?	Local Character	What would you most like to see improvements made in?	Transport	Would most like to see investment in to improve business or jobs?	Jobs & Business
No Response		2		7		9
A	Built Heritage (e.g. ancient monuments, old buildings, memorials)	3	Vehicular	29	Industrial parks	7
B	Landscape Heritage (e.g. historic parks, protected landscapes)	5	Bus	26.3	Business parks	10
C	Open space natural (e.g. countryside, nature reserves, viewpoints)	56	Train	6	High street development	35.5
D	Open space man-made (e.g. parks, common land, village green)	25	Cycle	9.8	Local retail units	20.5
E	No improvements	0	On foot	9.8	Small-start-up office centres (innovation hubs)	8
F	No F question on this theme	0	No F question on this theme	0	No F question on this theme	0
Nothing Recorded		8		11		9
Total		99		99		99

	What do you consider the most valuable attribute to look after for the future?	Environment	Which you consider are needed the most?	Homes	Which you consider are needed the most?	Growth & Infrastructure
		2		17		0
	Renewable energy	9	Older generation (downsizing/sheltered)	44.3	Healthcare	51.7
	Pollution (Air)	6	Single living (lifestyle/separation)	2	Schools	8
	Pollution (Noise)	4	New starter homes	4.8	Retail	10.7
	Open Space - wildlife habitats	45	Family homes	4	Community Centres	1
	Flood risk	22	Affordable homes	13.8	Leisure facility (leisure centre, play areas etc.)	8.3
	No F question on this theme	0	No F question on this theme	0	Utilities improvements (telecoms/electricity/gas/foul treatment)	8.3
		11		13		11
		99		99		99

Note

The public were instructed to only tick one category for each theme. Where an individual ticked more than one category, their choices are divided evenly across the categories.

Local Character

Question: With your chosen type of Local Character, please pin-point **one** specific place on the map table using your **red** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

Arlesey contains several buildings of important local character and history. These need preserving in the face of significant development.

Green/Blue Lagoon area should be developed as a country park with open access and visitor facilities.

This was the playing field for a school now moved to a new site. This area is in need of open play space.

This open field is down by the River Ivel, it is between two other open areas. It is on the Kingfisher Way. It is left open and is pasture land/hay meadow. It is also necessary for parking (temporary) for the Mill/Steam Engine Fair in May and October. Many people walk there with children, dogs, etc. It needs to be protected.

Leave as it is.

Building continuously likely to encroach into countryside, given the disproportionate development in Stotfold. The opportunity is to stop further development and protect countryside.

Much needed sports provision for both children and adults.

Church Road.

Valuable open space - green field well used by dog walkers and linking to Kingfisher Way.

Both Fairfield Orchards need protection, enhancement and ongoing care.

Church Road. Valuable open space.

Must keep towns/village separate.

Stotfold Mill and Nature Reserve.

Church Road, Stotfold Playing Field to be incorporated in with the school grounds at Bedfordshire Academy.

The area around Fairfield has planning for over-development.

Areas for walking.

Football ground should be kept.

Fairfield needs to preserve its cricket field as village green.

Stop using green field sites when brown field areas are available.

Kept preserved as an open field.

Playing field/park for the community.

There are few easily identifiable historical buildings. They are well hidden.

St Mary's Church is the centre of the village and should be kept for the future population.

Have been waiting for eight years for the park behind Roecroft School and the park by Valerian Way/Daisy Lane is awful.

Leave as an enjoyable natural open space.

Leave the spaces as they are as open spaces for walking and watching nature.

Preserve Mill Lane.

To keep existing open land for both preserving the area and for relaxation.

Preserve Mill Lane as a Conservation Area.

Green space needed within current town built area.

CBC Leisure Strategy indicates quite clearly that Stotfold lacks green spaces.

More open spaces needed and less priority needed on sports facilities - football.

With regards to open spaces which are natural, the best option is to do nothing! That means NO development should be considered on farmland and open spaces in the countryside which exists all around Stotfold's perimeter.

Protect immediate area around Blue Lagoon, but avoid over development for sports (fishing/sailing).

We have a number of areas that are special to STOTFOLD - our surrounding farms, fields, nature areas show that the area is still part of the countryside. We do not want to be joined to other small towns through building.

Preserve in perpetuity area round Mill and behind Rook Tree Lane.

This is a rural part of Bedfordshire which is in danger of becoming urbanised. Keeping greenspace - both farmed countryside and accessible sites - should be retained to prevent coalescence.

Do not agree with building on green field spaces.

Natural space around Stotfold that you can walk around (fields) and nature reserve by the mill essential to maintain wildlife and nature and have a natural place in Stotfold that isn't a manmade street or park.

Make the old Roecroft playing field into a park to serve central Stotfold.

Maintained in a natural way with suitable habitat for wildlife, e.g. hedges and trees, which also improves personal wellbeing and encourages people to enjoy these open spaces (e.g. walking).

A breath of fresh air en route walking to Radwell via the footpath. Keep the allotments and the field next to the allotments.

Keep Millennium Fields and open areas around Mill and cemetery.

Left as a totally natural space with a few seats which are in keeping with the area.

Keep Millennium Fields open.

Open spaces and views around cemetery/mill along Mill Lane to the river.

Too much building on our green belt. Building on the horse field in Rook Tree Lane - scandalous. The countryside needs protecting otherwise we won't want to live here.

Land between Valerian Way/Tansy Avenue and the bypass to be properly landscaped including noise reduction barrier along bypass (and preferably 50pmh limit), and sports/recreation facilities where possible.

Maintain existing site as a natural resource for social and education.

A well equipped family park dedicated to the children and youth needs to be invested in. Langford actually has adult and youth exercise equipment in place.

I would like to see this open natural space preserved for future generations. It forms part of the space with neighbouring Arlesey, and will avoid coalescence.

However, unacceptable use of language has been omitted.

I want residents to have the opportunity to enjoy fresh air.

It is important to ensure that the density of housing doesn't become too great. There is a distinct lack of space in new developments due to squeezing housing units into as many places as possible. Create more space at new developments.

Mill.

Nimbyism - I like the view over the fields from my first floor window!

Open natural spaces are a large part of what makes Stotfold still feel a rural village community. I would like the footpaths and open land areas kept from development.

Natural open spaces for the likes of dog walkers (away from main roads) and spaces to observe local wildlife.

Open countryside, protecting the Kingfisher Way, protecting the local toad "migration" during the mating season, places to walk and see the countryside.

Our area has had so much development in recent years, we need to protect what remains.

Our open spaces are quickly becoming housing estates! More development will reduce even further the open spaces we have at present.

An extended and protected chunk of rich countryside. Maintaining diverse nature in the face of sustained urban expansion.

Common land and village green.

It would be nice to walk somewhere in the countryside and not see a house in sight.

Village Green better playground equipment for 6-13 year olds. Also at Riverside Park. Ground area at the Old Roecroft School site on Church Road.

More footpaths and accessibility. Convert the common into a nature reserve.

A quiet "time-out" garden, would be a therapeutic resource for the community incorporating a "sensory" garden. A Nature Study Centre to help promote interest in wildlife for the public.

Please keep this natural local rural area which enhances and supports our Mill and is used by so many walkers. We have so little green space remaining.

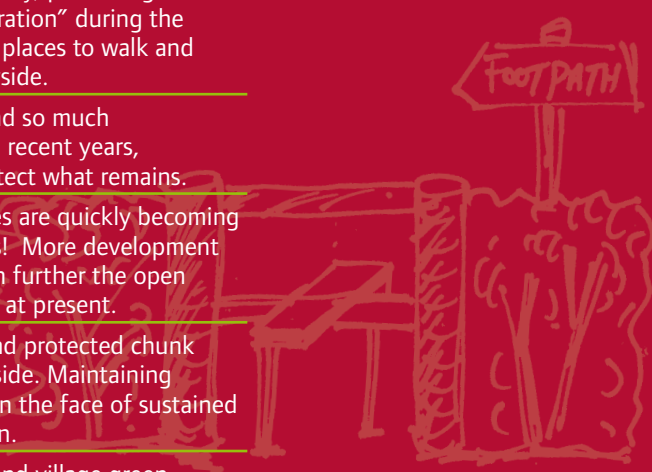
Expand upon the local nature reserve for schools/education and residents alike.

Arlesey has limited space for parks so the current provision is very welcome. We have a common and a large playing field and would not want to lose these!!

No development in this area.

Just protect the open space that's left - no more houses!

Rare wildlife being driven out of the area or killed by poorly thought out planning.



Transport

Question: With your chosen type of Transport, please pin-point **one** specific place on the map table using your **pink** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

Increased early morning bus service to supply the railway station. This would ease High Street traffic and parking issues.

Need safe cycle routes throughout the area but particularly north-south through Arlesey off the High Street.

Our present services need to be preserved and expanded.

Cycling is important, especially for youngsters going to school. We need more cycleways but especially along the High Street. There is enough room and it was promised to us with earlier plans.

The whole of Stotfold suffers from a lack of buses, offering residents the chance of using an alternative to the car, for employment and leisure purposes. It is difficult to see an opportunity because car ownership is high and bus operators resist running routes that may not be profitable.

With increase in traffic some safety measures are needed for people on foot

For people to use buses, they need to be more frequent, even if it means smaller buses at non peak times.

Buses linking to trains at Arlesey.

Safer routes to school - surface paths.

Many people commute into London, trains from all 3 local stations, and trains to Letchworth, Hitchin and Arlesey are reaching capacity - more needed.

Buses linking to Arlesey train station from Stotfold.

Improve capacity on A507.

To the rear of new Roecroft School from roundabout to roundabout.

Needs improvement - no public transport in area.

More cycle tracks within Stotfold.

More frequent buses to Hitchin, Arlesey, Letchworth Garden City.

More frequent bus service.

Better bus routes into mainline train stations.

Transport cont.



Wider/two way road - no parking.

Regent Street should be made one way.

Would like to see improvement in the walkways to the west of Stotfold and more of the area opened up for walking.

Need for regular and accessible bus service - particularly links to train stations, hospitals, etc.

Not ideal but little scope for improvement.

Need to ensure cycle access around Stotfold/Fairfield, etc.

Unlikely but would be fantastic to have a train station! Or a regular bus to the station?

Separate cycle ways, similar to the red ways in Milton Keynes to link amenities, e.g. schools, shops, takeaways, doctors surgery, etc.

Make the mini roundabout at the bottom of Brook Street - nobody goes round, most go over. This is an accident waiting to happen!!

More regular bus service to Letchworth and Arlesey railway station.

More regular buses to nearby towns.

The roads in Stotfold are horrendous, especially the new Greenacres Estate.

Improve pavements especially Meadow Way.

Much improvement needed on the Norton Road/A507 roundabout with the volume and speed of traffic entering Stotfold.

Restore a regular bus service. Include Stevenage and Biggleswade (due to latest shopping complex).

Regular buses from Stotfold to west and north.

We are currently improving the ability to cycle and walk around Stotfold (Etonbury Green Wheel), Arlesey and Fairfield.

Greenacre Estate - vehicular problems.

Generally I would like to see more cycle lanes on highways and purpose built cycle tracks also. The High Street would be a good road to start on as it would link the Arlesey Road cycle track through to Norton Road and beyond. Encourage cycling.

On-street parking in Arlesey High Street/Hitchin Road is crippling traffic flows and threatens to cause gridlock. Parking spaces need to be designated, with no more than 3 or 4 together, separated by a gap big enough for 2 cars to pull in for passing.

As we grow in size, our existing roads are getting busier and people no longer park cars in their garages but use the road instead. We should be changing our roads to allow more parking (maybe in bays) to ensure they don't disrupt the flow of traffic.

Enforce 20mph limit. Seems to be universally ignored.

To promote health and recreation; and to reduce pollution and congestion, all forms of non-motorised access should be encouraged. The emerging Etonbury Green Wheel should be supported; and any local development should contribute to its creation.

A bus route to Arlesey Station to coincide with the trains. Also the bus to Bedford to come into Stotfold.

Better bus service, cannot get to Baldock, Biggleswade or Bedford and no Sunday service.

Ensure when new housing developments are built that the road infrastructure is completed at the same time as the houses. The roads and pavements and access crossing residential roads on Greenacres development when pushing a buggy is a nightmare and dangerous.

Expand the footpaths. Support the Green Wheel around Stotfold.

There are too many cars and vans parked on footpaths. Consider central car parks to enable properties without parking to use them and get stationary vehicles off the highway and footpaths.

Linking a bus service with the trains arriving at Arlesey, so that there is no long wait, out in the cold, for a bus to Stotfold.

Cycle track to Etonbury separated from pedestrians and better lighting.

Would like to see a more concentrated timetable running through the centre of Stotfold.

Brook Street - Hitchin Road roundabout drivers go on the wrong side to go straight on. Better junction required.

No bus service via Norton Road to Letchworth and other towns adds to lack of employment/leisure activities out of town after early evening.

Public transport doesn't really work in Stotfold - you need a car. So I put a cross in cycling as I like to do that.

We have a good network of footpaths around Stotfold but these are muddy through winter and in rain - gravelled all-weather paths would improve walking health and enjoyment of countryside.

Access for large vehicles - lorries/vans.

Transport in and out of Stotfold needs improvement. To get to the Job Centre at Biggleswade is very difficult without ones own transport.

More provision for off-street parking on Hitchin Road leading to and from the bypass, as this is a major arterial road in and out of Stotfold, especially at peak times.

Off street parking and parking restrictions to enable vehicles to safely navigate the road.

More houses = more cars. Improve the A507 link to M1/Milton Keynes and reduce the bottlenecks at each roundabout from A1 to Shefford.

More buses to Baldock and Stevenage. Traffic calming not working.

More houses = more traffic = more frustration when trying to drive to work.

A more local train station. Arlesey's a bit too far to be practical.

However, unacceptable use of language has been omitted.

Transport cont.

The roadways within Stotfold have not been changed despite massive residential growth within the town.

With more people using/driving cars, etc. and parking on main access routes, I think that making some roads, i.e. Regent Street/Vaughan Road, one way.

Proper traffic calming measures are essential. Speed limits are not adhered to anywhere. The whole village is a "rat-run", and restrictions mostly ignored and not policed. A true one-way system (Regent Street and Vaughan Road was promised, but not delivered).

Astwick Road is not suitable for the volume of traffic now. Further developments will make this problem much worse and sooner or later there will be people getting hurt through accidents. This is dangerous already.

Astwick Road extremely congested and extra vehicles will only make this problem worse.

We have practically no public transport. As our town grows, vehicular and parking problems will only grow unless we make it easy to commute to stations. It's ridiculous to drive and park at Letchworth or Arlesey but it's the only sensible way to commute to London. As my child grows up he will also need public transport for freedom.

I would like to see action taken to prevent cars from being parked on pavements around the town. This creates a danger to pedestrians and cyclists both in manoeuvring around the vehicles and when drivers mount the pavement as pedestrians are walking along.

Regular bus service.

We need a regular bus service to Bedford and Biggleswade as well as Letchworth and Hitchin.

Improvements to pavements in all areas of the town especially Regent Street, Astwick Road, Rook Tree Lane, Brook Street, High Street and Hitchin Road. Surfaces are very uneven.

A train station linking Stotfold to Letchworth and/or Hitchin. Alternatively more buses to link to Letchworth station.

More walkways, separate from traffic.

Improved access on narrow roads where resident parking restricts driving safely. Serious situation at present on South of Stotfold development for Emergency Services.

Parking on-street in Stotfold is, in general, very dangerous. There are more cars than space available. Driving on the roads is made more dangerous.

Arlesey is built up around 1 main road. Access by car is difficult due to on-street parking throughout the high street (rows of terraced homes - no parking). Off-street parking and access route could be improved.

Improvements made to get traffic safely over roundabouts on A507 section through Stotfold. We are "at the end of the corridor" and the density of traffic is now very very heavy at peak times - part-time traffic light controls?

Finished roads - more enforceable speed restrictions. Zebra crossings and visible markings.

Roads to be finished, road markings to be visible, roundabout on Hitchin Road/A507, better access/control around the town to reduce speeding cars. Better parking control, use of yellow lines as often buses cannot get through.

Can't improve roads, buses can't move because of the amount of traffic. Cycling is very dangerous around Stotfold with very small roads.



Jobs & Businesses

Question: With your chosen type of Business, please pin-point **one** specific place on the map table using your **lime sticker** where you think there is an opportunity. Please expand below on what you would like to see at this location:

We have very limited range of shops. A specialist butcher/baker etc. would be very welcome.

Need more local employment best placed adjacent to A507.

We have room near the A1, an area that could be in the area of the Steam Engine Museum.

Based on current working practices, small start up office centres may be a way of attracting employment to the area bearing in mind the way many small businesses are run, often from home and using the internet.

Co-op needs to "front" the High Street. It looks as if it is closed. Parking outside the parade of shops could be improved.

More parking spaces a prerequisite to development.

Boost/retain existing industrial units rather than re-develop for housing.

Arlesey is very fragmented and a properly planned High Street would enhance the whole area.

Town centre improvement.

Hi-tech business rather than warehouses.

There is provision for factory units in both areas.

More retail development in the centre of town.

Improvements to High Street.

More high street retailers/coffee shops, family friendly restaurants/cafes/pubs.

Expand business park on Astwick Road.

More shops in the High Street.

Nice to see more retail outlets within Stotfold and perhaps an expansion to the Co-op store. Stotfold really lacks a "centre" bit difficult to see how one could be achieved.

Jobs & Businesses continued

Great need for a bank in Stotfold.

Derelict industrial units in Stotfold/
Astwick Fen End ideal location.

More shops, less nail bars,
hairdressers, estate agents.

Less estate agents/nail bars/
hairdressers, etc.

An easily definable town centre.

Another supermarket, so the Co-op
does not have a monopoly of the area.

There's not enough shops for the
area and after the ram raid, only one
cashpoint left in town.

Arlesey Road beyond surgery and
football pitches.

Out of town on the outskirts.

More shops.

We desperately need more and
improved shopping facilities in the
High Street and/or in another part of
the town.

We need a central feature for Stotfold.
Better shopping facilities for a rapidly
growing town.

Shopping centre by Stotfold Arlesey
roundabout.

A1 - to include shopping outlets.

High Street development - draw in
visitors to area and make area better
for residents.

A small development of smaller shops
in or near the High Street would help
to create a town centre environment
which would be easily accessible
to residents from the whole town
population being in a central location.

Retail park sited off A1/A507, next
to (or instead of?) Steam Museum.
Could be smaller craft outlets.

The high street facilities have barely
changed in the last 30 years but our
population has doubled. We need a
better focal point with better shops -
this will encourage businesses to come
and their employees will make better
use of the facilities.

More shops as for a town the very
few food shops. Too many fast food
shops.

No local work places.

I don't know where this would be
but as a mum with young baby a
café would be great. Myself and my
friends have to go to Letchworth or
Hitchin to do this.

Make the "high street"
more attractive.

Utilise empty premises on existing
industrial sites. Reduce rents to
encourage use of empty premises.

Encourage more business into the
town to provide work within walking
distance of home. There would also
then need shops, cafes, restaurants,
etc. to provide refreshments for the
workers and visitors.

Would like to see the High Street
enhanced so that we would have a real
town centre that is attractive and the
shops therefore more inviting.

Desperate shortage of employment
opportunities for all ages within
walking/cycling distance. Proper jobs
other than services/retail to improve
skill learning/industrial to young.

Expand Fen End.

Stotfold is a growing town and could
support some additional shops around
the High Street hub. Attracting
a coffee shop would be good for
the community.

Access to A1, etc.

Whilst I would appreciate having more
shops, I would defer to the importance
of industrial units which would
result in more training and
employment opportunities.

There is a dearth of local retail units in
Stotfold. It forces residents to drive to
neighbouring towns such as Baldock
and Letchworth G.C. Public transport
is both expensive and infrequent.

More local shops catering for the
elderly, disabled and young families
giving greater choice and competition.

The town has nothing to offer to
attract anyone to the high street.
A local coffee shop would be ideal
but no units available!!

Haven't got facilities - banks, shops.

Stotfold needs a larger supermarket.

Like the towns road network, the
services have not changed with
residential growth.

Small affordable units for the start
up businesses.

Close to the A1.

Local retail parks ... but also attracting
a single large employer who needs
an HQ near the A1. Similar to EE in
Hatfield, etc.

High Street shops.

Various types of shops, Stotfold is an
expanding town with little to show for it.

Need to encourage more local retail
shops and discourage shops being taken
over by estate agents!

More local small shops. Fewer estate
agents. Residents should be able to
walk to a variety of shops rather than
just the Co-op or having to drive to
Letchworth or Hitchin.

The centre of Stotfold would improve
with a central square and better
selection of shops, to create a
central hub.

A shop for residents furthest from
central shopping area.

Stotfold doesn't currently have a wide
variety of local high street businesses.
For most requirements you have to
travel out of Stotfold.

Arlesey is a village with the population
of a small town - yet there are very
few retail units making it essential to
travel elsewhere for food, clothing and
other retail services - becoming just
a commuter town. There is a "High
Street" with around 5 shops - mainly
barbers and hairdressers - needless.

Some employment in area would
ultimately give jobs to some local people
and cut out some car journeys.

Availability and opportunity for other
business ventures.

Why not build the local retail unit
opposite the community centre rather
than leave as eye sore plot.

Houses and coffee shops is all there will
be without thoughtful planning.

However, unacceptable use of language has been omitted.

Environment

Question: With your chosen type of environmental issue, please pin-point **one** specific place on the map table using your **green** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

The Green Lagoon is a very beautiful local feature. This needs re-opening and protecting from development.

Need to maintain rural feel of the local area.

Work is already being done by local people to preserve open space and linked footpaths and this should be expanded.

River Ivel and the field beside the river provides an area where people can watch the birds. It should be left as it is as an open area. Kingfishers, egrets, etc. regularly seen. It is enjoyed by young and old alike. Butterflies abound. It is good for peoples wellbeing.

Building continuously likely to encroach into countryside, given the disproportionate development in Stotfold. The opportunity is to stop further development and protect countryside.

There have been several serious floods in the last 2 years (even though it has been a long standing problem). The gates at the Standalone Res do not work.

Stotfold Local Nature Reserve connects up the Ivel corridor.

Anglian Water's sewage works are causing huge problems to the whole of the local area. Needs complete overhaul and huge investment.

Areas to walk.

The Brook Street Bridge must be addressed.

Improvement of Pix Brook bridge.

Recent developments in this area has encroached on local 'open space'.

Fix Pix Brook flooding.

Wetland area plus others throughout Stotfold.

Photo electric panels.

I would like to see some enforcement of current laws concerning excessive noise from the Coach & Horses pub - both music and people. No good at all asking people to keep a log over a period - there is a problem which needs to be fixed.

Proper monitoring and clearance.

Letchworth water treatment works is in urgent need to control air pollution.

How do residents get flood insurance if new homes are built within 400 metres of flood plain?

I've grown up watching the birds and walking my dog there. Leave it alone.

Pix Brook flooding problem needs to be resolved.

Pix Brook flooding problems.

Keep water courses clear of debris. Clean pipes which connect road-drains free of debris as well as gutter grids.

Make sure that the brook is always kept clear so that the water can flow through and past the S bend on Brook Street without flooding.

There are only so many houses that can be built on green space. It really needs to stop now before we join up to Letchworth.

Luton Airport flight path - no more aeroplanes.

Luton Airport flight path kept to a minimum.

To keep and maintain the existing Nature Reserve for local wildlife.

Develop the Nature Reserve (extend it!).

Aircraft and A1.

Open space needed for leisure, dog walkers, parkland, etc.

Smell from chicken farm and dust from same when cleaning out hangs around in summer. Smell from sewerage in Fairfield.

Exactly the same comments as for the Red Box opposite. By definition, open space and wildlife habitats go hand in hand. By continually building on land on the outskirts of Stotfold both of these will be lost. So leave it alone.

Smell and dust from chicken farm hangs around in summer. Smell from sewerage at Fairfield.

New developments need to have solar panels installed from day one - this is not happening.

If we can reduce the cars this will reduce pollution - not easy but more pedestrian only areas might help and speed slowing bollards, etc. - 20mph is not being respected by many of our population.

Preserve in perpetuity area round Mill and behind Rook Tree Lane.

Country Park for the Blue Lagoon.

Not sure where but solar would be good - open space - more allotments.

The land between Riverside and Astwick would make a fantastic park/wildlife area.

Avoid development on floodplains; resolve flooding issues in Brook Street from the Pix Brook.

Make every new home have solar panels, drainable drives, and room for all the recycling bins.

Keep Roecroft (old) school playing field as open play space.

Have concerns as Luton Airport expands that we will have more and more overhead flightpaths in this area.

The playing field next to the old Roecroft School. Children's play area.

Open spaces for wildlife to flourish/residents to enjoy open air pursuits are needed to compensate for high density housing with limited garden space.

A home that floods is no fun so improve the brook so that houses that are along it do not flood.

Solar panels on all new housing developments and maybe local subsidy to encourage house owners to install.

Proper use of flood plains/fields to reduce risk of further flooding. The area has drainage channels for a reason. High water table land cannot absorb much more.

Planners need to be aware that the water table in this area is very high. It concerns us that homes are being built in areas that have been waterlogged even in our memory.

Environment continued

Pix Brook has been a major source of flooding in Stotfold over recent years. Over-development, coupled with a lack of green spaces and natural soakaways, has significantly contributed to this. It can cause misery for residents.

With vastly increased buildings, the local flood plains have been built over causing increased risk of flooding.

Existing green belt, footpaths, open spaces need to be maintained. Increase the litter pick up and clean up of trash!! Introduce HOA (home owner association) if the Council cannot cope!

Stotfold LNR. Old Roecroft School field.

As we are not in a designated area such as National Park or Area of Outstanding Natural Beauty I have no objection to the likes of wind generators or solar panel fields in this area.

Important to local community open areas round mill and riverside rec.

Keep Stotfold rural.

Almost one of the few remaining, accessible open spaces left in the "village".

Open space. The local wildlife will suffer from lack of habitat. Some birds return every year to the same place to breed. If these places become houses, they will decline rapidly.

Our open spaces should be kept as open spaces.

This is a very oddly worded question and captures much of the problem in environmental planning. It needs joined up thinking not 'select one' approaches. ALL of these things need managing as important. Flood risk - and building on floodplains is an obvious one. Air pollution will become increasingly critical.

More care needs to be taken when new building is approved to avoid the flooding that occurred recently around the Pix Brook.

Keep riverside as open space.

Keep riverside as open space, it's the only one left.

Wildlife habitats on the edge of the present town should be protected. It is important for wildlife and people to have these areas.

All new housing developments should have solar panels on all houses.

There needs to be more emphasis on wildlife habitats. Leaving more hedges and verges uncut, encouraging more wildlife. More "natural" areas are needed for conservation of our precious wildlife.

Let's protect the Kingfishers who next in this area.

Too many new houses are being built on land that should be reserved for floodplains. Risk of flooding to new homes and existing homes is unacceptable when it could be prevented.

Improve area of Pix Brook floodplain plus culverts under Brook Street and Hitchin Road - more run-off is expected with development in Letchworth and new Fairfield Park area south of A507.

Stop building houses when the facilities and local services are struggling already.

Stop expanding and building on open areas. I moved here originally for the walks available with my dog. Now these are being reduced until eventually there will be almost nothing between the A1 and the A507.

Re-develop brown field sites!!



Homes

Question: With your chosen type of Home, please pin-point **one** specific place on the map table using your **purple sticker** where you think there is an opportunity. Please expand below on what you would like to see at this location:

Everywhere.

We need a range of sheltered accommodation and nursing homes for the elderly. Stotfold is a growing place, elderly people should have somewhere to go that is near their families.

With housing at an all time high in respect of income multiples, any provision of affordable housing must be a major consideration to allow people to get on the housing ladder.

We need all types of homes.

Family homes needed (we are told!) but unless infrastructure is put in place such as schools, healthcare, employment will just cause more problems in our area.

Homes near to transport links.

Next to bypass and roundabout.

All important.

development/new homes in Stotfold.

Sheltered housing behind Larksfield Surgery.

First time buyers cannot afford recent developments in the area.

Much more smaller properties to all downsizing.

Flats for the elderly or bungalows.

All Councils should press national government to give them the support (money) and power to build Council homes - little point in continuing to build homes that most people cannot afford. This is a very long term investment.

Need for more rentable/shared ownership to give people a start on the housing ladder.

Arlesey Chase is best placed for affordable homes.

The issue is that Stotfold is full - no new homes to be allowed due to lack of infrastructure, e.g. doctors, dentists, schools all full.

However, unacceptable use of language has been omitted.

Stotfold is full we do not have the infrastructure for more homes. Dr's full, schools full, even after being made bigger

We need an EPH/convalescence home with district nurse on duty at least morning or afternoon each day.

Near to Larksfield Surgery/ bungalows/2 bedroom for over 60s only.

Build more homes for young families - recent building, e.g. Brook Street - large 4 bedroom properties. We need more smaller homes.

Use the sites that are available to the best advantage.

There is no sheltered accommodation. No apartments for older residents.

Stotfold has no retirement homes. An urgent need.

Particularly for elderly.

Limited suitable accommodation for an ageing community.

Homes supplied constantly for new buyers, older generation, etc. Homes needed for single people on low incomes to enable them to climb property ladder.

With an ever ageing population, it would be sensible to build more sheltered and small residential type of dwellings. This could be next to, or behind, Larksfield surgery once the surgery itself has been expended. It's already overloaded.

Note housing for elderly does not necessarily mean small - many elderly folk are cash rich, and don't want to move out of area, but don't want to live in a "family" estate.

Our population is getting older and I'd like to think that OAPs can remain in STOTFOLD in the right types of homes for as long as they live.

People need somewhere to downsize to. Abolishing stamp duty in a downsize would be good :-)

There aren't enough properties suitable for older people.

A part of development for older people who wish to downsize, i.e. apartments.

There is already a far too much over-development of housing in Stotfold and there isn't the infrastructure to support it (health, roads, jobs, parking, etc.).

There is no sheltered housing in Stotfold.

Retirement apartments or sheltered accommodation where specialist care can be provided.

There is no provision in Stotfold for an ageing population. Warden controlled, sheltered accommodation, communal living areas and small care homes, rather than 1 big one are all essential now!! The whole field of the Old Roecroft School, Church Road, up Norton Road and next to doctor's surgery.

Downsizing houses and residential/ warden controlled.

Would like to see sheltered housing in this area together with nursing home/ care homes.

Affordable accommodation for the older generation so they can enjoy their later years in the area most of their life has been spent.

I think Stotfold has had enough building so I vote for no more.

We currently have no local residential homes for elderly/infirm or those in need of nursing care. These could be incorporated in new developments.

There is a need for provision for sheltered accommodation for retired or elderly in the community.

Stotfold has doubled in size since the 2001 census and remains the target of speculative development applications. It really cannot take any more new homes without a significant investment in its infrastructure.

Stotfold does not have the infrastructure to cope with further house building.

Properties with good plot sizes - not tiny gardens - adequate parking (driveways/garages which are usable!). Grassed verges and planting features.

Haven't replaced Halworth House.

Alternative accommodation for the older residents that wish to stay in the area but wish to move from their large houses.

The younger generation will never be able to afford to live in the community they grew up in.

There has been sufficient development and the village will soon be a town!

Haven't there been enough houses built in the last 10 years? This area is almost unrecognisable from the village it used to be.

I would imagine as with all successful diverse communities we will need a mix of everything. I'd like to see us leading the country in the demands we make of house builders (as we are inevitably going to have a large number of new homes). Let's be demanding on road width, alternative energy sources, garden sizes, etc.

Affordable homes for first time buyers should be a priority.

Homes for the elderly to live.

More homes for the elderly, too many unaffordable homes built.

As the population is ageing (as we are told) it is important to have a variety of suitable housing for couples and single people to move to downsized houses/flats/sheltered housing and care homes so that people do not need to move from the area they have lived in most of their lives.

More family orientated housing with gardens, footpaths and wider roads NOT three storey townhouses with no open spaces.

There need to be more shared-ownership properties to encourage more people to be independent and buy their home.

We need to consider having care homes for our ageing population and want to live close to family and friends.

Need more sheltered accommodation - particularly to southern end of village.

Homes continued

Many older people in town now. No sheltered accommodation available to offer to them/reassure them/no less maintenance issues/garden to cope with.

More available affordable housing for young people on low incomes.

More low cost housing required rather than always 3/4 bedroom properties. Shared ownership options extremely limited compared to other towns. Developers just wish to build (and not finish) large estates of larger housing.

No further homes are needed locally. No school spaces or infrastructure to cope with more people and families!!



Growth & Infrastructure

Question: With your chosen type of Infrastructure, please pin-point **one** specific place on the map table using your **orange sticker** where you think there is an opportunity. Please expand below on what you would like to see at this location:

See earlier answer. A few specialist small shops.

Community centre in Arlesey in need of refurb of knock it down and start again.

Stotfold Lower Schools are both functioning at capacity. Extra housing will mean more places are needed. Pre-schools are already struggling to cope.

Need places to take all our children through to 18. Expanded Etonbury and further provision.

With ever increasing population numbers, there follows an increase in the need for healthcare. Sadly, this strays into national concerns with respect to healthcare, in that even if new surgeries are built, staffing the, is a major problem.

All the new housing puts extra strain on drainage/sewers, etc.

Local surgery and schools have not kept up with rate of development.

Our leisure facility is threatened with removal after ten years to where!!

Larger surgery and doctors to work in it.

It is pointless choosing one facility as all the above needed to cater for new developments. More people need schools, health, retail, transport, leisure, utilities.

Secondary school required.

A small retail park.

The surgeries in Stotfold and Arlesey cannot cope with current demand. The planned developments will increase this problem.

We need a larger surgery.

Doctors' surgery must be improved.

Enlarge Dr's surgery. Build surgery in Arlesey for Arley.

Main concern with all the new homes is the lack of school places. I live close to Pippin yet have to take my daughter to pre-school in Arlesey. I've already heard that my children won't even get places at Roecroft despite being able to see it from my house and one of the reasons we moved from Ware to Stotfold. School places really need more consideration.

The Larksfield Centre can hardly cope at the moment and the situation will only get worse with the current planned housing development within Stotfold.

Need for small injuries unit to alleviate pressure on A&Es.

Fairfield desperately needs a health hub.

Ensure adequate drainage for all expansion.

Stotfold, new developments, new families will in future need healthcare, schools!

Stotfold would need more of the above, due to all the house building ongoing.

A health centre made at the Larksfield Medical Centre capable of treating minor injuries as severe as broken limbs. X-ray department, phlebotomist 5 days a week.

Possible expansion of Larksfield due to rise in over 60s population.

There is only one doctors in town, they are over-crowded and not very good anyway.

Difficult to get a doctor's appointment. Larksfield needs expanding - providing more services to save trips to Lister Hospital. Small operations, etc.

Expand the health centre to facilitate small operations.

Health Centre needs expanding.

The current health centre is over stretched - so the current one needs to be extended or a new one built to ease the load.

Health centre needs expanding.

More further care provided in addition to GP consultation, e.g. chiropody, physiotherapy, etc.

Larksfield will need to expand on its own site with an additional surgery elsewhere in Stotfold or at Fairfield.

Larksfield Surgery will need development - more people in town means more sick people!! More doctors and facilities will be needed.

However, unacceptable use of language has been omitted.

Mains gas in Astwick at present it stops at bridge before Astwick.
Cable to Astwick.

A new tennis court to replace the worn out MUGA court. This could either be at the existing location, or a new facility could be constructed along the Arlesey Road next to the new football pitches. Other sports should be considered apart from just football which seems well catered for.

Mains gas in Astwick.
Cable in Astwick.

Letchworth Sewerage Works is under great strain and needs big investment.

We do not have enough doctors!
I don't think that Fairfield Estate has a surgery but it should - this will relieve the pressure on LARKSFIELD!

Usual NHS moans!
Long wait for appointments.

Because there aren't enough doctors at the Health Centre and it takes at least 3 weeks to get an appointment.

The doctors surgery is not big enough, the facility needs to be much bigger with more doctors. I personally have difficulty getting an appointment like many others.

Another doctors or expansion of the current one is desperately needed. Housing has increased greatly in Stotfold in the past 8 years but the healthcare provision for the population increase has not grown too.

Expand the Doctors as it is far too small for the number of people in Stotfold.

Additional health centre; population of Stotfold merits more health facilities, and Arlesey should have its own facilities rather than use Larksfield.

Every child should have the opportunity to be able to walk to school at primary level, and within cycling distance for middle/upper school. Again schools are needed now, as the town expands!

Swimming pool and other leisure facilities between Stotfold and Arlesey.

Stotfold needs more healthcare facilities, an additional surgery and an additional pharmacy.

Swimming pool.

Centralised retail park to take in wider customer base of surrounding area (A507 corridor) with large car parking provision - attract large shop chains along with smaller "specialist" outlets.

Living in Stotfold will only be enjoyable if services are up to standard.

Larksfield is oversubscribed and additional surgery capacity is needed.

Expanded resources properly financed
Doctors surgery, etc.

All these areas are vital to the wellbeing of our communities but if I had to choose one it would be adequate provision of doctors surgeries.

Pressure on primary healthcare is intense as a result of the growth in new homes in Stotfold. At least one more integrated healthcare practice is needed to support current and future needs.

The increased building of homes has placed a huge burden on the local healthcare providers - increased numbers of GPs and nurses are urgently required.

The local Co-op cannot cope. Not sufficient. Need a larger supermarket of good quality (Waitrose!) or such like. NOT a Lidl/Aldi.

No centre - lots of beauty but no other commercial.

A larger health centre - I am aware it is very difficult to get an appointment to see a doctor.

A local leisure centre would be great!

As Stotfold grows all infrastructure will need to expand to meet the demands.

We do not have enough doctors now - where are they going to be found? - No doctors wanting to work in general practice, not enough joining nine-year training schemes. The NHS will implode before your plan is completed, so we will all be private.

All these boxes need ticking! Local infrastructure is being stretched to the limit with the building that has taken place.

Sorry, I can't select only one, as the local infrastructure is struggling with the amount of development that has taken place recently. Try to get an appointment at the doctors? Very difficult! Let's hope the developers themselves get stuck in the future floods!

Again, all will need to expand to cope with the coming settlement expansion. Right now it's healthcare, schools and foul treatment which are struggling to keep up with current new housing stock. How to choose 1??

The local health centre is unable to cope with the size of the population. We need either a second surgery or for the current one to be expanded. Equally a second pharmacy is urgently needed.

Bigger health centre. More doctors.

Bigger health centre and more doctors. More shops and variety. Sewage needs updating for so many houses.

Better leisure facility within walking/cycling distance of the town centre. Swimming pool, tennis/squash courts and cricket pitch.

An expansion of the health centre. Waiting times to get an appointment with a doctor are too long. It sometimes takes 3 weeks or longer to get to see your own doctor rather than a locum.

Stotfold has a desperate need for more school places, people should not have to travel outside to take their children to school as is happening now. No new houses should be built before extra facilities are in place.

Fibre optics to replace appalling slow broadband.

Healthcare in Stotfold is often unobtainable. There doesn't seem to be sufficient GP services for the current population.

Arlesey has a lower school, middle school (to age 16?) but the lower school is very small - over time will need to be expanded in near future considering the number of new homes.

Schools are bursting. Healthcare needs input for all the extra residents too.

The growth of Stotfold is taking its toll on the doctor's surgery meaning very rarely can you get an appointment when needed but also leisure facilities are needed - a swimming pool, more parks.

More local shops/small businesses required. We and all people we know have to go to other towns. There has been no increase since the town was half the size. Leaves the town an empty shell of just housing.

Appendix - Supplementary Questions on Feedback Form

Thank you for responding to this consultation.

Your views will help us to shape the Community Plan that will inform the Local Plan, influence development decisions and help direct investment where it is needed. There will also be other opportunities to comment on the Local Plan as it is developed. There will be an opportunity to express your views in more detail at the next stage.

Please answer the following questions:

Gender: Male Female Age range: Under 18 18-25 26-35 36-45 46-64 65+

What postcode do you live at? _____

Which town/village do you shop at most often? _____

I am a local resident I am a Town or Parish Councillor for _____

I am an organisation representative please state _____

Which town/village do you work in (if applicable)? _____

Do you consider yourself to be disabled? Yes No

To which of these groups do you consider you belong? White British Black or Black British
 Asian or Asian British Mixed Chinese Other Ethnic group (please write in) _____

Would you like to be informed of the arrival of the Consultation Draft of the Community Plan for your area? We can notify you of its publication.

Be assured that your personal details will not be published in any report or passed to a third party.

By post or email

Name: _____

Address _____

Email: _____

Please tick if you would like to be kept informed of Local Plan Updates.

After completing this feedback form please place in box at front door.

Or post back to us at Local Plans, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire SG17 5TQ

Data Protection Act 1998 Please note that your personal details supplied on this form will be held and/or computerised by Central Bedfordshire Council for the purpose of the Local Plan. The information collected may be disclosed to officers and members of the Council and its' partners involved in this consultation. Summarised information from the forms may be published, but no individual details will be disclosed under these circumstances. **Your personal details will be safeguarded and will not be divulged to any other individuals or organisations for any other purposes.**

Sign up for email updates ...

 www.centralbedfordshire.gov.uk/localplanupdates

More information on the Local Plan can be found here...

 www.centralbedfordshire.gov.uk/localplan

Appendix – Supplementary Questions Summary

Public Consultation Northhill Attendees Record

Response	Gender	Age	Res/Cllr/Org	Disabled?	Ethnic Group
Response	Male: 41 (45.6%)	Under18: 1 (1.1%)	Resident: 83 (92.2%)	Disabled-Y: 2 (2.3%)	White British: 86 (100.0%)
	Female: 49 (54.4%)	18-25: 0 (0.0%)	Councillor: 14 (15.6%)	Disabled-N: 86 (2.3%)	Black or Black British: 0 (0.0%)
	Unknown: 0 (0.0%)	26-35: 3 (3.4%)	Organisation: 8 (8.9%)		Asian or Asian British: 0 (0.0%)
		36-45: 18 (20.2%)			Mixed: 0 (0.0%)
		46-64: 25 (28.1%)			Chinese: 0 (0.0%)
		65+: 42 (47.2%)			Other Ethnic Group: 0 (0.0%)
Nothing Recorded	9	10	9	11	13
Total	99	99	99	99	99

Homes

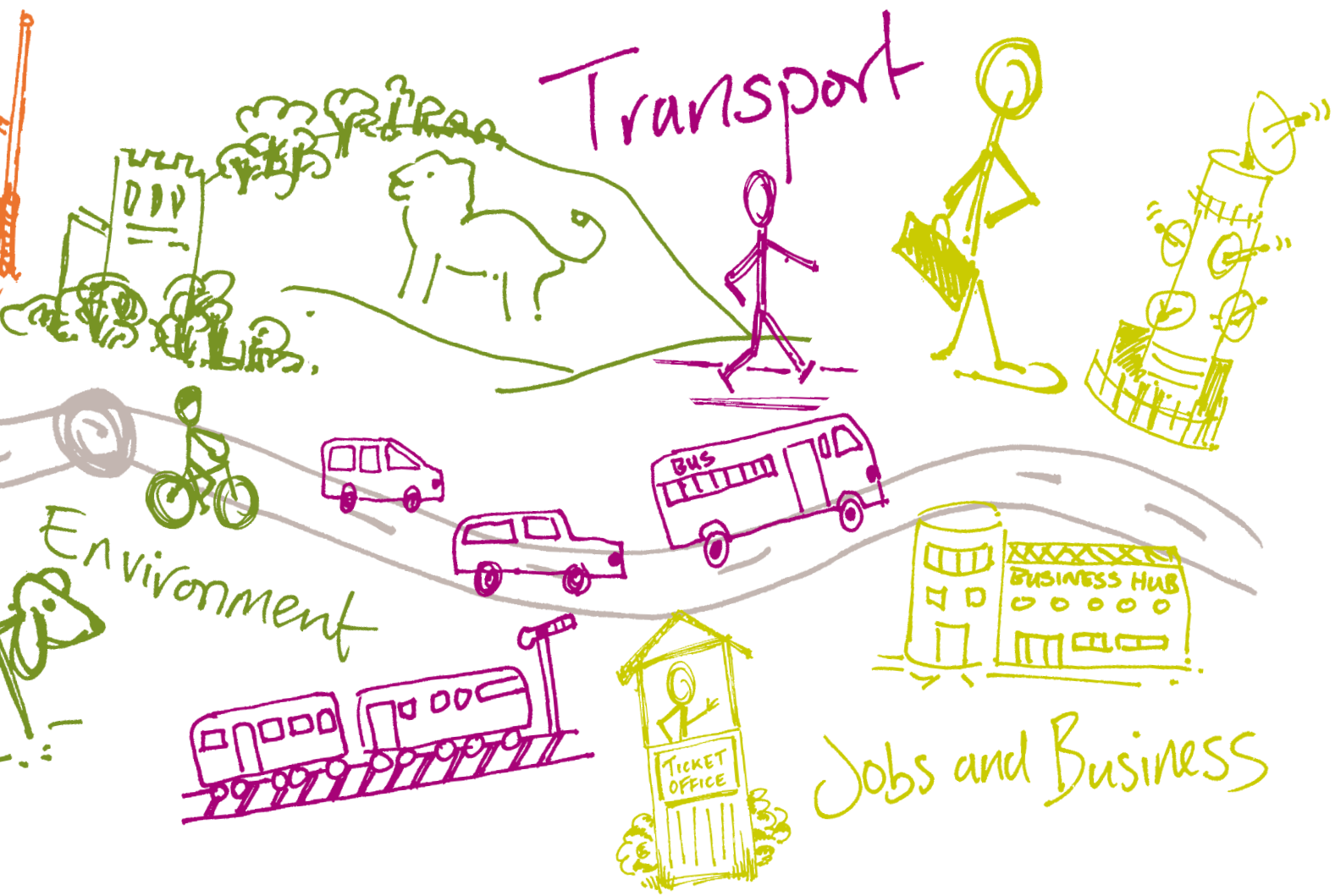


GROWTH & Infrastructure



Local character

A great place to live and work.



Shaping where you live 2035



What happens next?

Community Planning is a continuing process and this Community Plan, which collates all the information gathered at the event, is the first time this type of information has been collected. There will be a series of actions arising from the Community Plan which are likely to influence or shape planning policy in the Local Plan, decisions on planning applications, and decisions on where money arising from development should be spent. Central Bedfordshire Council will seek to work in partnership with organisations including Town and Parish Councils, developers and other agencies to deliver on these actions.

For more info on community planning ...

www.centralbedfordshire.gov.uk/community-planning

More information on the Local Plan can be found here...

www.centralbedfordshire.gov.uk/localplan

Disclaimer Central Bedfordshire Council is the statutory Planning Authority for the area and therefore is bound by legislation and must have regard to government guidance on planning matters.

Community Plan produced in consultation with Central Bedfordshire Council supported by www.lda-design.co.uk

This document contains:

Contains OS data © Crown copyright and database right 2016
Contains Royal Mail data © Royal Mail copyright and Database right 2016
Contains National Statistics data © Crown copyright and database right 2016

Central Bedfordshire Council:
© Crown Copyright and database right. 2016 Ordnance Survey 100049029

Central
Bedfordshire

A great place to live and work.